

GREATER **LONDON** AUTHORITY

(by email)

Our reference:
MGLA030124-3458
MGLA030124-3460

6 February 2024

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 3 January 2024. Your request has been considered under the Freedom of Information Act (Fol) 2000.

You requested:

1. the total number of homes for each year since 2016 where Londoners have been given 'first dibs' on houses built on brownfield public land, plus the total number of those Londoners who were given 'first dibs' that accepted the offer for each of those years
2. the total number of homes to buy from the GLA family that have been given 'first dibs' for each year since 2016 broken down by Borough for each year, plus the total proportion of homes to buy for each of those years that Londoners have been given i) 'first dibs' and ii) were accepted on GLA land built homes for each borough since 2016.

Our response to your request is as follows:

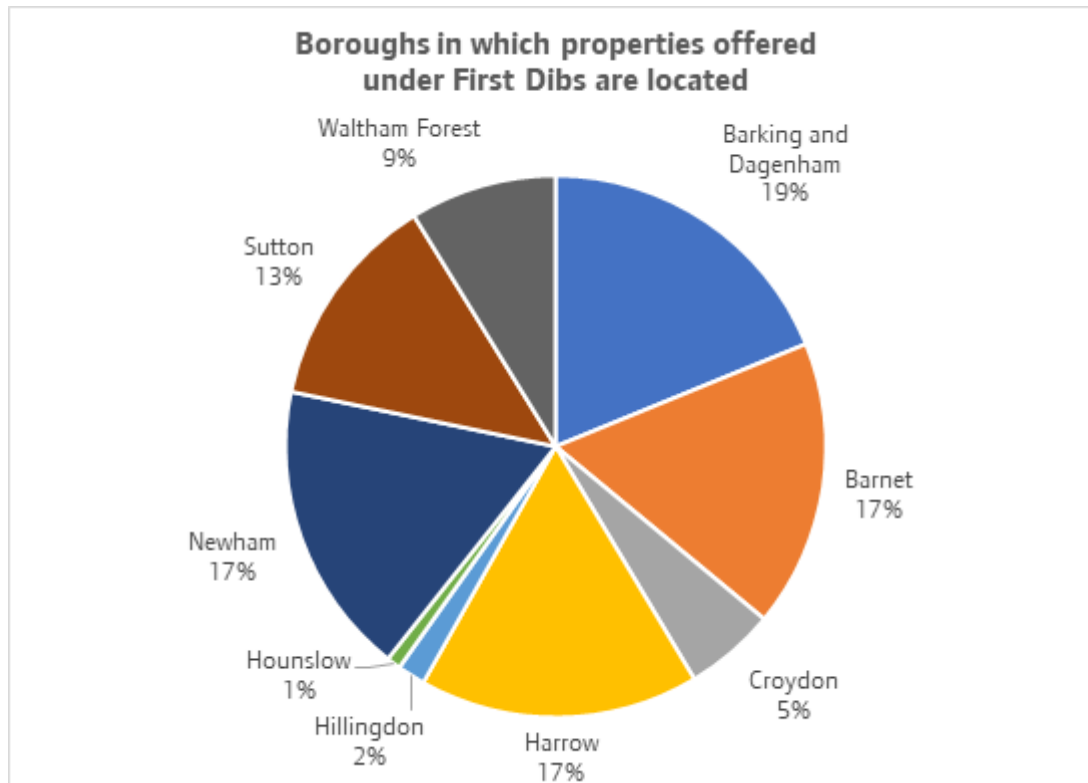
The First Dibs approach came out of work the Mayor undertook with the home building industry and academics, early in his first term, to understand the impact of homes being bought by overseas buyers on London's housing market and to find ways to make new lower-cost homes in the capital available to Londoners and UK residents before buyers from overseas. Following this, in February 2018, some home builders offered to ensure that new, lower-cost homes in the capital would be marketed and sold exclusively to Londoners and UK-based buyers first by committing to:

- sell and market all new build market homes in London valued at £350,000 or less to UK residents for the first three months of marketing; and
- give an additional 'head start' of up to one month for Londoners, during which only those living or working in the capital may purchase new homes valued at £350,000 or below.

The GLA does not hold data on all of the homes that the home builders who made this First Dibs commitment have marketed and sold in line with the commitment since February 2018, nor on which homes were on brownfield public land and/or on GLA (family) land.

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However, we can provide information from an assessment of how First Dibs functioned over the 18 months from February 2018. This assessment was conducted by GLA officers, using a range of data and working with home builders that committed to the First Dibs approach. This data may not be comprehensive, but it provides a general analysis of the initial tranche of properties offered under First Dibs. Officers identified 256 homes in this initial tranche, offered during the 18 months from February 2018. The median price of these homes was £310,000. As would be expected given the targeted price point for these homes, they were all located in Outer London boroughs and distributed as follows:



Since completing this assessment, the GLA has not been privy to any further monitoring by house builders of the homes they have offered in line with First Dibs. The Mayor continues to support home builders in maximising Londoners' opportunities to buy homes before they are marketed overseas. He has also urged the government to raise taxes on foreign property owners, by increasing the Council Tax Empty Homes Premium for overseas owners of empty properties, increasing Capital Gains Tax from 28 per cent to 40 per cent for overseas buyers, and raising the Annual Tax on Enveloped Dwellings for overseas companies with large property portfolios in London.

If you have any further questions relating to this matter, please contact me, quoting the above reference.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

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<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>